



**NORFOLK CITY PLANNING COMMISSION PUBLIC HEARING AGENDA  
JANUARY 26, 2017**

**\*RESULTS\***

The Norfolk City Planning Commission will hold a public hearing on January 26, 2017 at 2:30 p.m. in the City Council Chamber, 11th Floor, City Hall Building, Civic Center, Norfolk, Virginia to consider the following applications:

**I. Public Hearing items:**

**CONTINUED AGENDA**

**CONTINUED TO THE FEBRUARY 23<sup>rd</sup>, 2017 PUBLIC HEARING**

1. **CITY PLANNING COMMISSION**, for a text amendment to section 11-27, "Park Place Residential Overlay District," of the City's *Zoning Ordinance*, in order to clarify the development restriction that prohibits front-loading attached garages.

*Staff contact: Bobby Tajan at (757) 664-4756, [robert.tajan@norfolk.gov](mailto:robert.tajan@norfolk.gov)*

**REGULAR AGENDA**

**APPROVAL RECOMMENDED, 6-0**

1. **CITY PLANNING COMMISSION**, for a text amendment to sections 15-1.2 and 15-3.1 of the *Zoning Ordinance* in order to modify the method used to calculate minimum required motor vehicle parking and to limit the availability of reduced parking for uses associated with existing buildings in the Suburban Character District.

*Staff contact: Bobby Tajan at (757) 664-4756, [robert.tajan@norfolk.gov](mailto:robert.tajan@norfolk.gov)*

**APPROVAL RECOMMENDED, 6-0**

2. **CITY PLANNING COMMISSION**, for a text amendment to sections 11-20, "Pedestrian Commercial Overlay District – Colley Avenue (PCO-COLLEY)," and 11-21, "Pedestrian Commercial Overlay District – 21<sup>st</sup> Street (PCO-21<sup>st</sup>)," of the *Zoning Ordinance* to allow electronic interactive messaging signs in the 21<sup>st</sup> Street and Colley Avenue PCOs.

*Staff contact: Bobby Tajan at (757) 664-4756, [robert.tajan@norfolk.gov](mailto:robert.tajan@norfolk.gov)*

**CONTINUED TO THE FEBRUARY 23<sup>rd</sup>, 2017 PUBLIC HEARING**

3. **PALACE SHOPS SOUTH, LLC**, for a special exception to permit alternative signage within the Palace Shops and Palace Station at 300-328 W. 20<sup>th</sup> Street, 301-333 and 300-342 W. 21<sup>st</sup> Street, 330-404 W. 22<sup>nd</sup> Street, 341 W. 22<sup>nd</sup> Street, 2019 Llewellyn Avenue and 2112-2114 DeBree Avenue.

*Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)*

**CONTINUED TO THE FEBRUARY 23<sup>rd</sup>, 2017 PUBLIC HEARING**

4. **RICHARD J. SERPE**, for a change of zoning from HC-G2 (Ghent Historic and Cultural Conservation District) to conditional HC-G3 (Ghent Historic and Cultural Conservation District) at 631 Westover Avenue.

The purpose of this request is to allow for the existing building to be converted into a live/work space to accommodate a law office within the home.

*Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)*

**APPROVAL RECOMMENDED, 6-0**

5. **NORFOLK BUILDING CORP.**, for a change of zoning from R-8 (Single-Family) district to R-9 (Single-Family) district on the southern 40 ft. of property now or formerly known as 1514 Nelms Avenue.

The purpose of this request is to allow for the entire site to be redeveloped to accommodate two single-family homes.

*Staff contact: Susan Pollock at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

**APPROVAL RECOMMENDED, 6-0**

6. **COMMONWEALTH PRESERVATION GROUP**, to designate the existing structure at 2729 Bowdens Ferry Road as a Norfolk Historic Landmark.

The purpose of this request is to designate the historic Zion Methodist Church building as a Norfolk Historic Landmark.

*Staff contact: Susan Pollock at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

**APPROVAL RECOMMENDED, 6-0**

7. **EQUITY DEVELOPMENT CORPORATION INC.**, for a special exception to construct a single-family residence on a nonstandard-width lot at 9274 Rippard Avenue.

*Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)*

**APPROVAL RECOMMENDED, 6-0**

8. **XCLUSIVE DESIGNS LLC**, for a special exception to construct a single-family residence on a nonstandard-width lot at 1003 Tifton Street.

*Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)*

**CONTINUED TO THE FEBRUARY 23<sup>rd</sup>, 2017 PUBLIC HEARING**

9. **BAKER'S HOME INC.**, for a special exception to change from one nonconforming use (nursing home) to another nonconforming use (day care center, adult) at 2333 Ballentine Boulevard.

*Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)*

**APPROVAL RECOMMENDED, 6-0**

10. **IKEA**, for a special exception to permit alternative signage at 6000 Northampton Boulevard.

*Staff contact: Susan Pollock at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

**APPROVAL RECOMMENDED, 6-0**

11. **THE BARKING DOG AT RIVERVIEW**, for a special exception to operate an eating and drinking establishment at 4117 Granby Street, Suite A.

*Staff contact: Colette McDonald (757) 664-6771, [colette.mcdonald@norfolk.gov](mailto:colette.mcdonald@norfolk.gov)*

**APPROVAL RECOMMENDED, 6-0**

12. **PROFESSIONAL HOSPITALITY RESOURCES, INC.**, for the following special exceptions at 100 and 120 E. Main Street:

- a. Entertainment establishment with alcoholic beverages for the Hilton Hotel and all associated restaurants.
- b. Entertainment establishment with alcoholic beverages for the Conference Center at The Main Hotel.
- c. Sale of alcoholic beverages for off-premises consumption.

*Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)*

**APPROVAL RECOMMENDED, 6-0**

13. **CGE CORPORATION**, for a closure of that portion of Mapleshade Avenue from the eastern line of the Hampton Boulevard eastwardly to its terminus at the western lines of Mapleshade Avenue Relocated and a 20' Alley.

*Staff contact: Jeff Raliski at (757) 664-4766, [jeffrey.raliski@norfolk.gov](mailto:jeffrey.raliski@norfolk.gov)*

## II. New Business:

### **APPROVED**

#### **1. Initiate General Plan Amendment –**

- a. To *plaNorfolk2030* to adopt by reference the *Norfolk Traditional Neighborhoods Plan Book* and to add policies to the Huntersville Area summary to support the neighborhood's efforts as outlined in the *Olde Huntersville Neighborhood Strategic Plan*.

#### **2. Initiate Zoning Text Amendment –**

### **CONTINUED TO THE FEBRUARY 23<sup>rd</sup>, 2017 PUBLIC HEARING**

#### **Continued from the December 8th public hearing**

- a. To reduce the minimum lot area for day care homes from 10,000 sq. ft. to 7,000 sq. ft.

### **APPROVED**

- b. To create a new zoning district for the Huntersville neighborhood.

### **APPROVED**

#### **3. Initiate Zoning Map Amendment –**

- a. To apply new zoning district in Huntersville and to remove Huntersville from the Residential Compatibility Overlay district.

### **CONTINUED TO THE FEBRUARY 23<sup>rd</sup>, 2017 PUBLIC HEARING**

#### **4. Lafayette Boulevard (PCRO) District Development Certificate -**

- a. Convert a commercial building into a single-family residence; requesting waivers from the residential building setback requirements in the PCRO-Lafayette Boulevard (Lafayette Boulevard Pedestrian Commercial and Residential Overlay) district at 2701 Lafayette Boulevard.

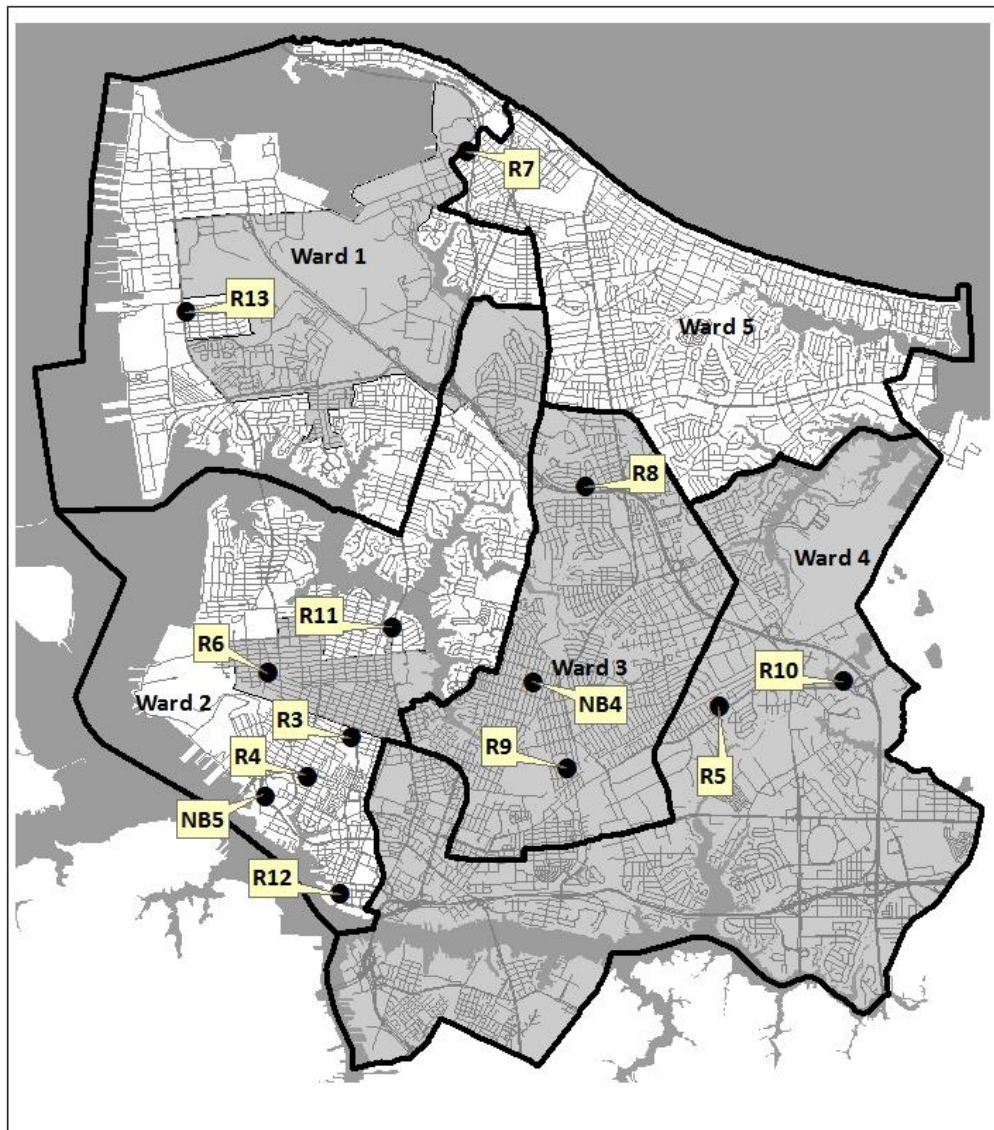
### **APPROVAL RECOMMENDED, 6-0**

#### **5. Institutional Development Plan –**

- a. To amend the Institutional Development Plan for the Eastern Virginia Medical Center to construct a new medical tower and parking garage for the Children's Hospital of the King's Daughters at 400 Gresham Drive.

Maps, plats, and other information concerning the above proposals may be seen at the office of the Department of City Planning, Room 508, City Hall Building, Norfolk, Virginia 23510 or you may telephone (757) 664-4752. All interested parties are invited to be present at the time and place noted above. Additional information may be obtained online at: [http://www.norfolk.gov/planning/city\\_planning\\_commission.asp](http://www.norfolk.gov/planning/city_planning_commission.asp)

George M. Homewood, FAICP, CFM  
Executive Secretary



Planning Commission Items  
JANUARY

0 4,000 8,000 16,000 Feet

**Superwards**

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This map is for graphic purposes only.

Map compiled, designed and produced by  
the Department of City Planning.